



- Within Close Proximity Of Primary Schooling
- Three Generous Bedrooms
- Modern Bathroom Suite
- Open Plan Kitchen/Dining Area
- Large Garden With Outside Office/Studio
- Easy Access To City Centre
- Well Presented Throughout
- Popular South Colchester Position

**4 Battlesbrook Road, Colchester, Colchester, Essex. CO2 8EQ.**

This spacious three-bedroom, end-of-terrace house is located in a pleasant position to the south of Colchester, close to the city centre, station, and excellent schools. Internally, the property offers an abundance of key features and generous space throughout, including an open-plan kitchen/dining area, a large conservatory added by the current owners, and a spacious studio/office at the rear of the garden.



# Property Details.

## Ground Floor

### Entrance Hallway

Main door into hallway, stairs to first floor:

### Living Room



13' 8" x 12' 2" (4.17m x 3.71m) UPVC window to front, log burner, wood effect flooring, radiator, door to:

### Kitchen/Dining Area



18' 1" x 9' 8" (5.51m x 2.95m) UPVC windows to rear, radiator, double glazed door to rear, matching base and eye level units, inset one and a half sink bowl with drainer, space for a fridge/freezer, washing machine and dishwasher, door to:

## Conservatory



French doors to garden, wood effect flooring.

## First Floor

### Landing

Access to loft hatch, door to:

### Master Bedroom



12' 4" x 9' 00" (3.76m x 2.74m) Double glazed window to rear and radiator.

# Property Details.

## Bedroom Two



9' 5" x 8' 8" (2.87m x 2.64m) Double glazed window to front and radiator.

## Bedroom Three



8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to front and radiator.

## Bathroom



9' 0" x 5' 00" (2.74m x 1.52m) Low level W.C, panelled bath with shower attached, wood effect flooring, tiled walls, chrome heated towel rail, obscured window to rear.

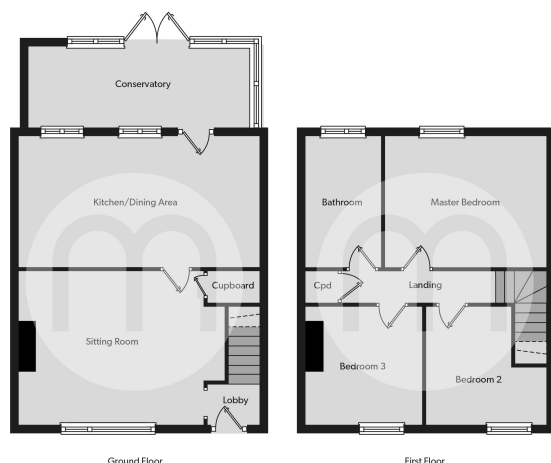
## Outside



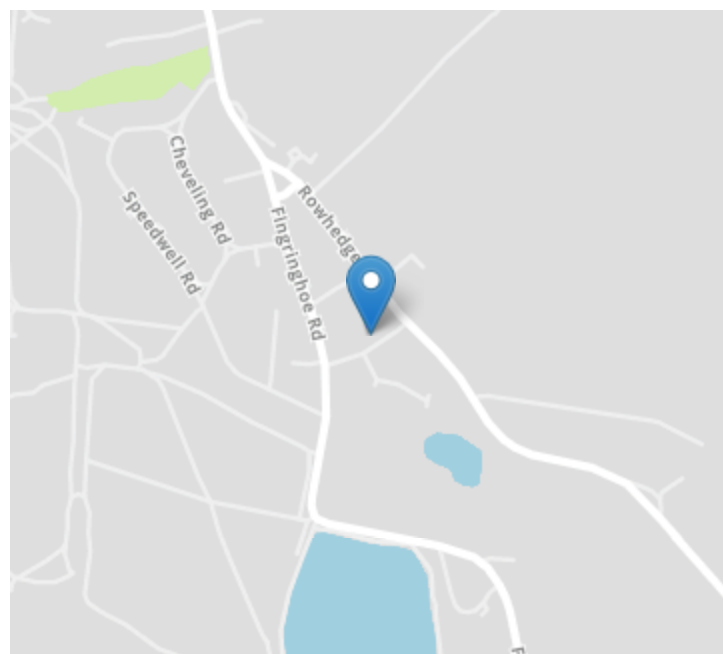
Outside, the property features an impressive garden, enhanced by the current owners. It includes a studio/office, ideal for working from home, with the garden laid to lawn and shingle, plus areas for outdoor dining. On-street parking is available at the front of the property.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.